



गोवा GOA

28/04/2022 708607

Serial No. 1966 Place of vend MAPUSA Date 1 / 12 / 2022

Value of Stamp Paper 500

Name of Purchaser S. Porob

Residence at m/f Son/Wife of S. Porob

As there is no single stamp paper for the value

Value of Rs _____ Additional stamp papers for the

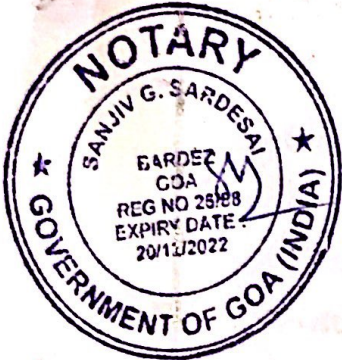
Completion of the Value is attached alongwith.

Purpose _____

Transacting Parties

Signature of Vendor
I. No. 22 (R.R.P Dessal)

Signature of Purchaser



Affidavit cum Declaration

Affidavit cum Declaration of Mr. **SIDDHANT SHIVRAJ POROB** Proprietor in **M/S GOLDSTAR CONSTRUCTION**, the promoter of the proposed project named "**GOLDSTAR PINNACLE**", vides its authorization dated 22nd March, 2022;

I, Mr. **SIDDHANT SHIVRAJ POROB**, Son of Mr. **SHIVRAJ AVDHUT POROB**, aged 26 years, duly authorized by **M/S GOLDSTAR CONSTRUCTION**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Mr. Shivraj Avdhut Porob and Mrs. Sangeeta Shivraj Porob has a legal title Report to the land on which the development of the Project is proposed.

OR

has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

Legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **30th April 2026**.

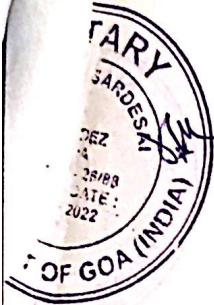
4. (a) For new projects: That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost



of construction and the land cost and shall be used only for that purpose.

b. For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.




OR

(ii) That entire amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

6. That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.


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7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

9. That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Solemnly affirmed on 28th April, 2022.

Deponent

Siddhant Shivraj Porob
Mr. SIDDHANT SHIVRAJ POROB
Holder of Aarhar Card
No

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 28th April, 2022.



Mr. SIDDHANT SHIVRAJ POROB

Deponent

Holder of Athar Carta
No [REDACTED]



SOLEMNLY AFFIRMED BEFORE ME BY

SANJIV G. SARDESAI
NOTARY

REG. NO. 1415 DATE

28/04/2022
28 APR 2022